



THE STORY OF

April Cottage

North Creake, Norfolk

SOWERBYS



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North Creake, Norfolk
NR21 9LQ

Peaceful Village Location

Substantial Kitchen Family Room

Generous Reception and Dining Room

Four Bedrooms/Three Bathrooms

Home Office

Utility Room

Enclosed West Facing Garden

Off Street Parking

Summer House

Garden Shed

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





My favourite spot is definitely the 'snug' just off the kitchen. I enjoy my morning coffee here and love watching the red kites and geese flying by.

April Cottage is an absolutely charming four-bedroom, semi-detached house located in a peaceful village setting.

On the ground floor, the living and entertaining space is perfectly arranged for modern family living. Upon entering you are naturally drawn towards the rear of the house which opens up into a substantial kitchen and family room. There is an abundance of preparation space which is augmented by the large kitchen island that is perfect for a 'catch up' coffee with friends or a quick mid-week kitchen supper.

At the back, the room opens up to provide a delightful seating area with a vaulted ceiling and french doors leading you out to the garden, an ideal spot to keep an eye on the children or simply sit and unwind. Accessed from either the central hall or directly from the kitchen is the reception/dining room. Being 'L' shaped, it provides ample space at one end for a large dining table, additionally opening out into a cosy and welcoming sitting room. Boasting a central log burner, this room is ideal for a family film in front of the fire or for hosting those larger family gatherings.

There is also a side door to the house for day to day use as it not only provides a suitable space for shaking off wet coats after a winter's walk but also has a shower room and WC just beside it, ideal for giving your sandy toed or muddy pawed little ones a quick sluice down as soon as they come in. In addition to this, a separate study room at the front of the house provides a peaceful oasis from the rest of the hustle and bustle of a family home.

Upstairs there are four bedrooms, one with an en-suite shower room while the other three share a large family bathroom.

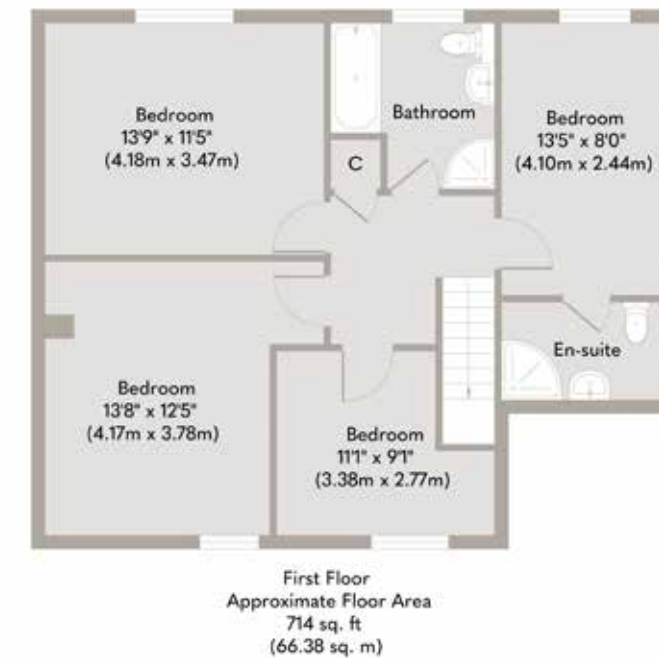


I've been at the property for four years and nothing has changed, my neighbours are wonderful and the community spirit is fabulous.



Outside and to the front there is off-street parking for two cars whilst to the rear of the house is a very well-proportioned garden, west facing and completely enclosed it provides a safe space for children and pets to enjoy, worry free. Furthermore, a beautiful summer house facing south down the garden would make working from home a delight, or somewhere to create a beautiful Norfolk landscape with oils or watercolours or just curling up with a good book and a doze in the summertime shade.

April Cottage has been a cherished full-time home for the past few years, and as soon as you step inside, you can feel the warmth and welcoming atmosphere it has offered. Now, it is time for a new family to make it their own and enjoy it anew.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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North Creake

WHERE HISTORY MEETS COASTLINE
CHARM

An attractive village, North Creake is about three miles south of Burnham Market towards the market town of Fakenham.

The village lies on the River Burn and has a church, St Mary's, The Jolly Farmers pub, and a village hall which offers a post office service twice a week and is home to the Amateur Dramatic Society. About a mile to the north, Creake Abbey hosts an award winning farmers' market, along with shops, studios and the ruins of an Augustinian abbey founded in 1206.

North Creake is perfectly positioned for the coast with its long sandy beaches, walks and wildlife.

Nearby Burnham Market has much to offer too, perhaps a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets. Sample tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things.

Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.



Note from the Vendor



Rear Elevation

“Moving to North Creake changed everything. I gained a lot more space and felt an overwhelming feeling of peace and tranquility, privacy and security.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. 8701-7608-4629-1396-5483.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///repeated.blissful.testers

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

